



Clarke Avenue

Salford



Offers Over £265,000

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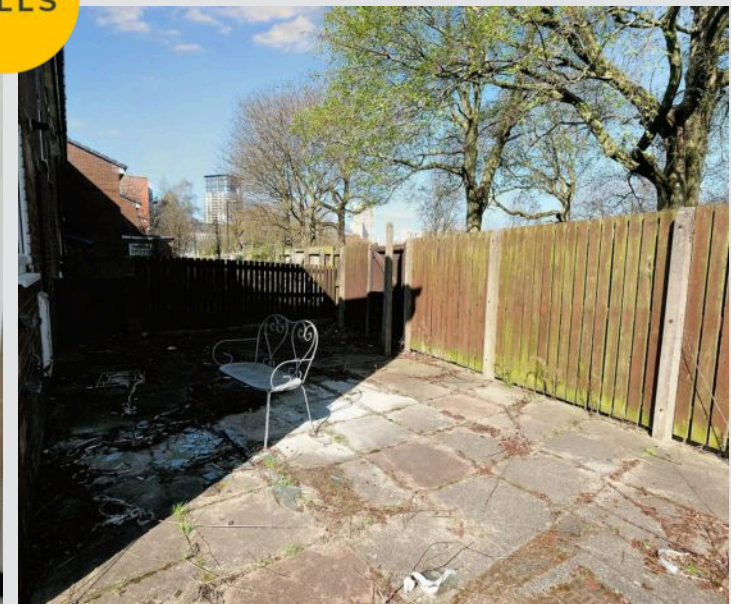
Salford

FANTASTIC THREE BEDROOM END TERRACED PROPERTY located WITHIN WALKING DISTANCE OF SALFORD QUAYS AND MEDIA CITY, AND COMING TO THE MARKET CHAIN FREE! Featuring A LARGE DRIVEWAY TO THE FRONT FOR OFF-ROAD PARKING!

Council Tax band: A

Tenure: Freehold

- SPACIOUS THREE BEDROOM PROPERTY WITH THE POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION (STPP)
- COMING TO THE MARKET CHAIN FREE!
- LARGE DRIVEWAY FOR OFF ROAD PARKING FOR TWO CARS
- NEWLY REFURBISHED THROUGHOUT
- CONTEMPORARY FITTED KITCHEN COMPLETE WITH BREAKFAST BAR
- MODERN THREE PIECE BATHROOM SUITE AND SEPERATE W.C. UPSTAIRS
- ADDITIONAL THREE PIECE BATHROOM DOWNSTAIRS
- TWO SPACIOUS RECEPTION ROOMS
- SITUATED ON A GENEROUS PLOT WITH LOW MAINTENANCE GARDENS TO THE SIDE AND REAR
- WITHIN WALKING DISTANCE OF SALFORD QUAYS AND MEDIA CITY, WHICH IS HOST TO A FINE ARRAY OF BARS, SHOPS AND RESTAURANTS



Entrance Hallway

3' 9" x 4' 8" (1.15m x 1.43m)

Entered via a uPVC front door. Complete with ceiling spotlights and laminate flooring.

Lounge

10' 1" x 9' 8" (3.08m x 2.94m)

Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with laminate flooring.

Reception Room Two

9' 11" x 9' 9" (3.01m x 2.98m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

Downstairs Bathroom

4' 6" x 6' 9" (1.37m x 2.05m)

Featuring a three piece suite including a shower, hand wash basin and W.C. Complete with ceiling spotlights, extractor, heated towel rail and tiled flooring.

Kitchen

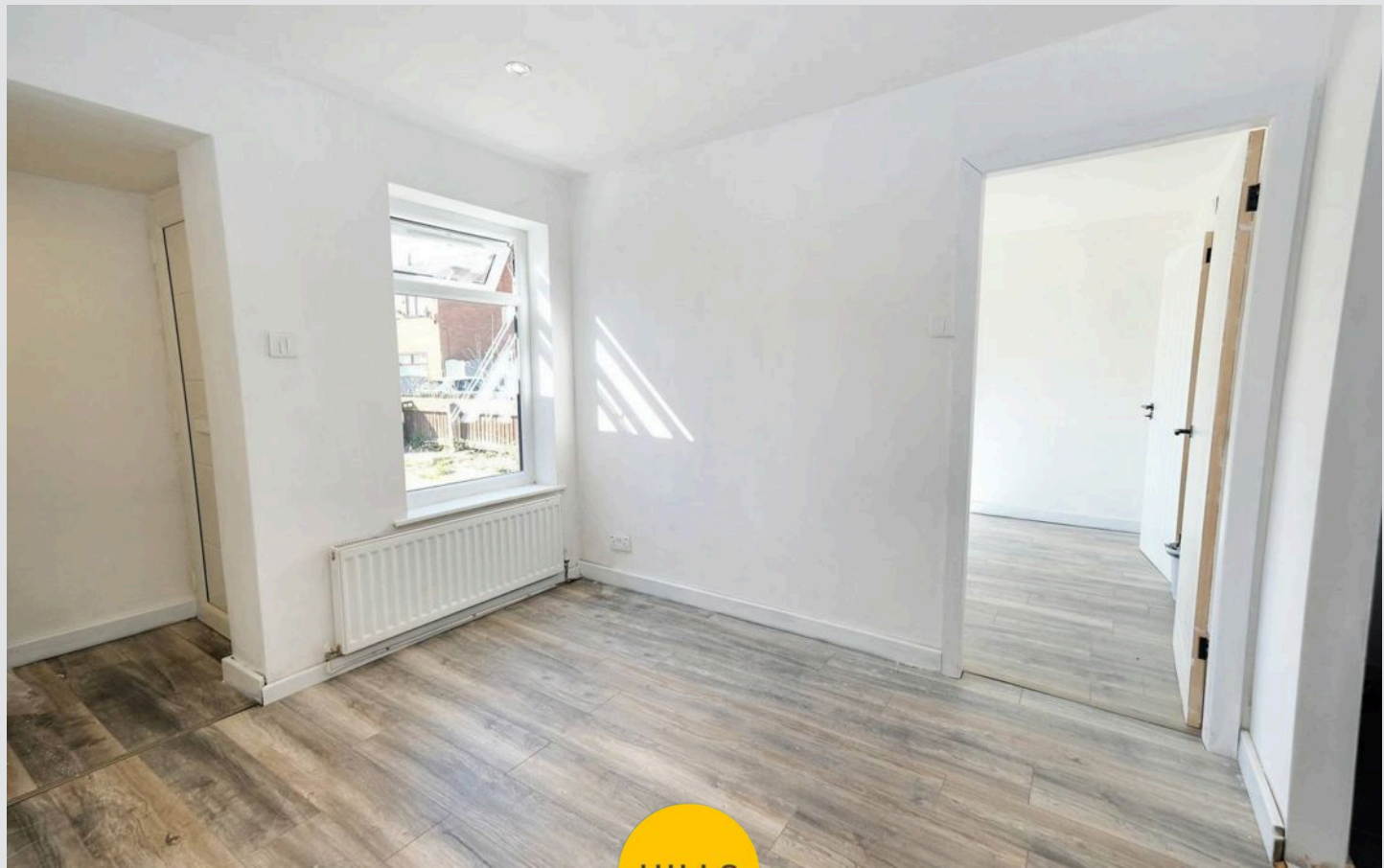
10' 11" x 16' 0" (3.33m x 4.89m)

Featuring complementary wall and base units with integral microwave, hob and cooker with extractor. Space for a fridge freezer, washing machine. Complete with ceiling spotlights, double glazed window, wooden door and tiled flooring.

Bedroom One

10' 2" x 10' 1" (3.09m x 3.08m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.



Bedroom Two

11' 8" x 9' 6" (3.55m x 2.90m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bedroom Three

5' 8" x 8' 7" (1.72m x 2.62m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bathroom

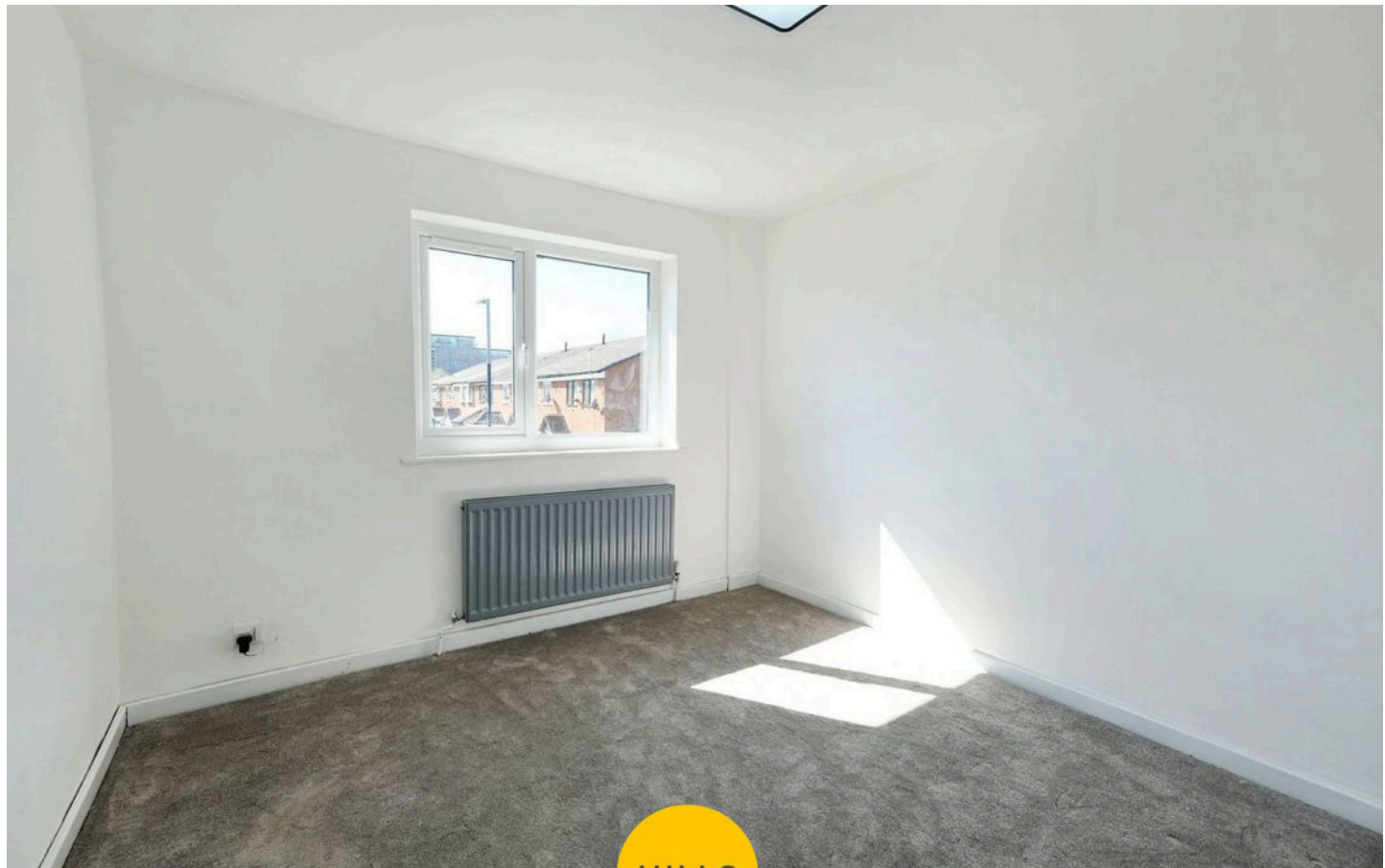
7' 2" x 3' 8" (2.18m x 1.11m)

Featuring a three piece suite including a shower, hand wash basin and W.C. Complete with ceiling spotlights, extractor, heated towel rail and tiled flooring.

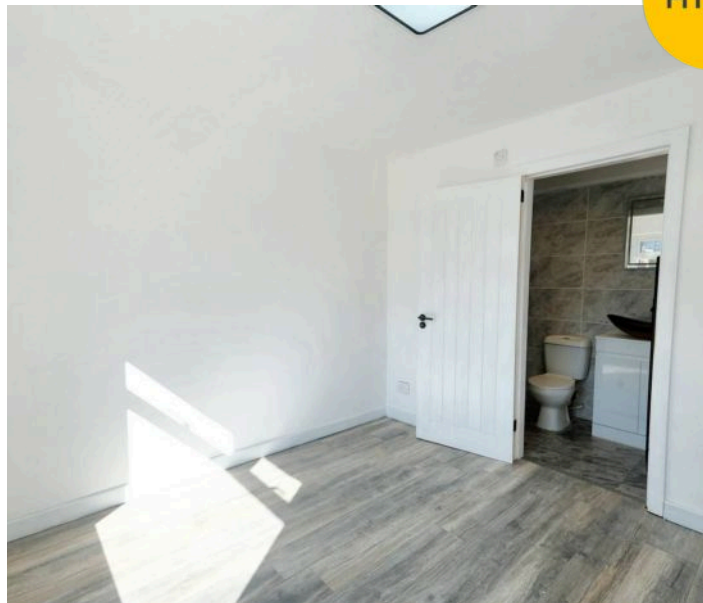
W.C.

3' 0" x 6' 9" (0.92m x 2.07m)

Featuring a two piece suite including a hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and tiled flooring.



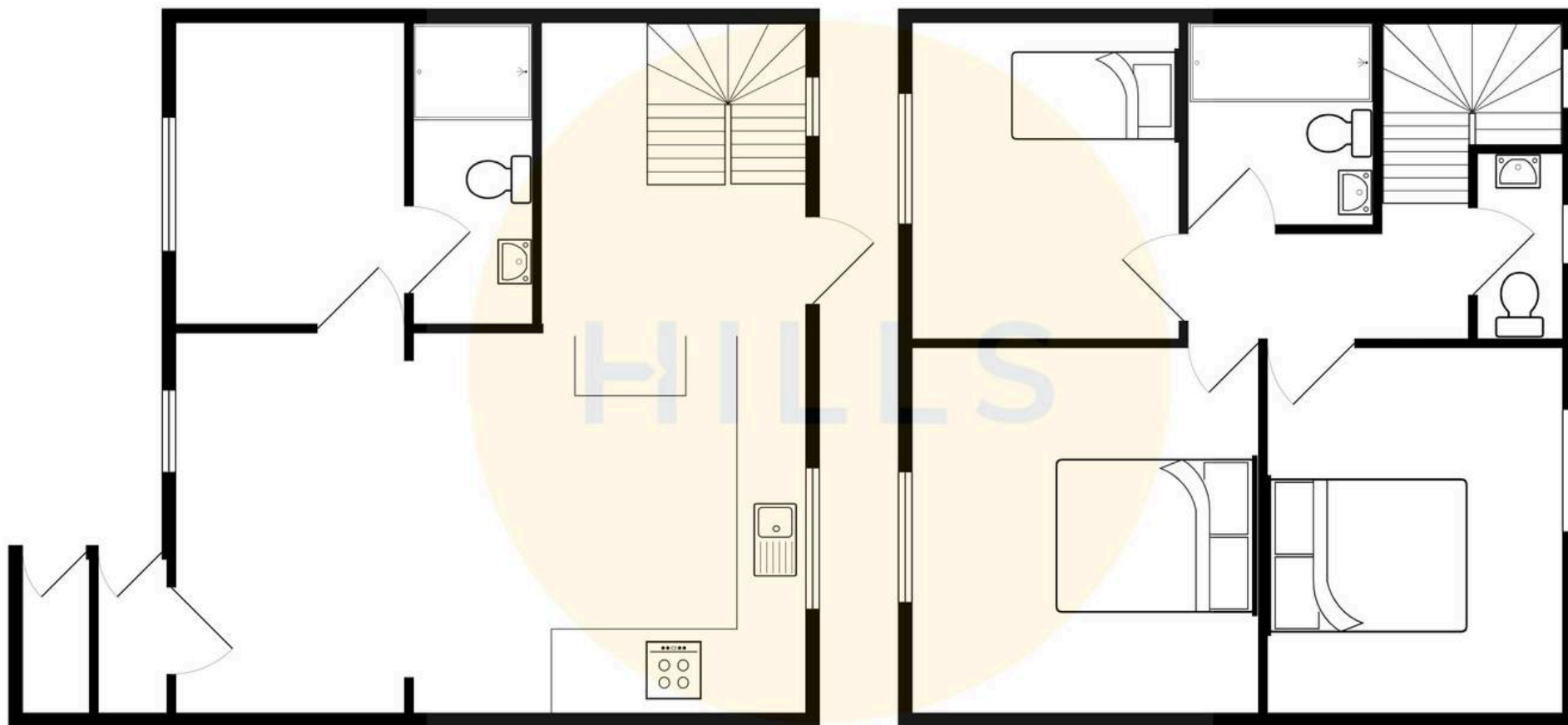
HILLS

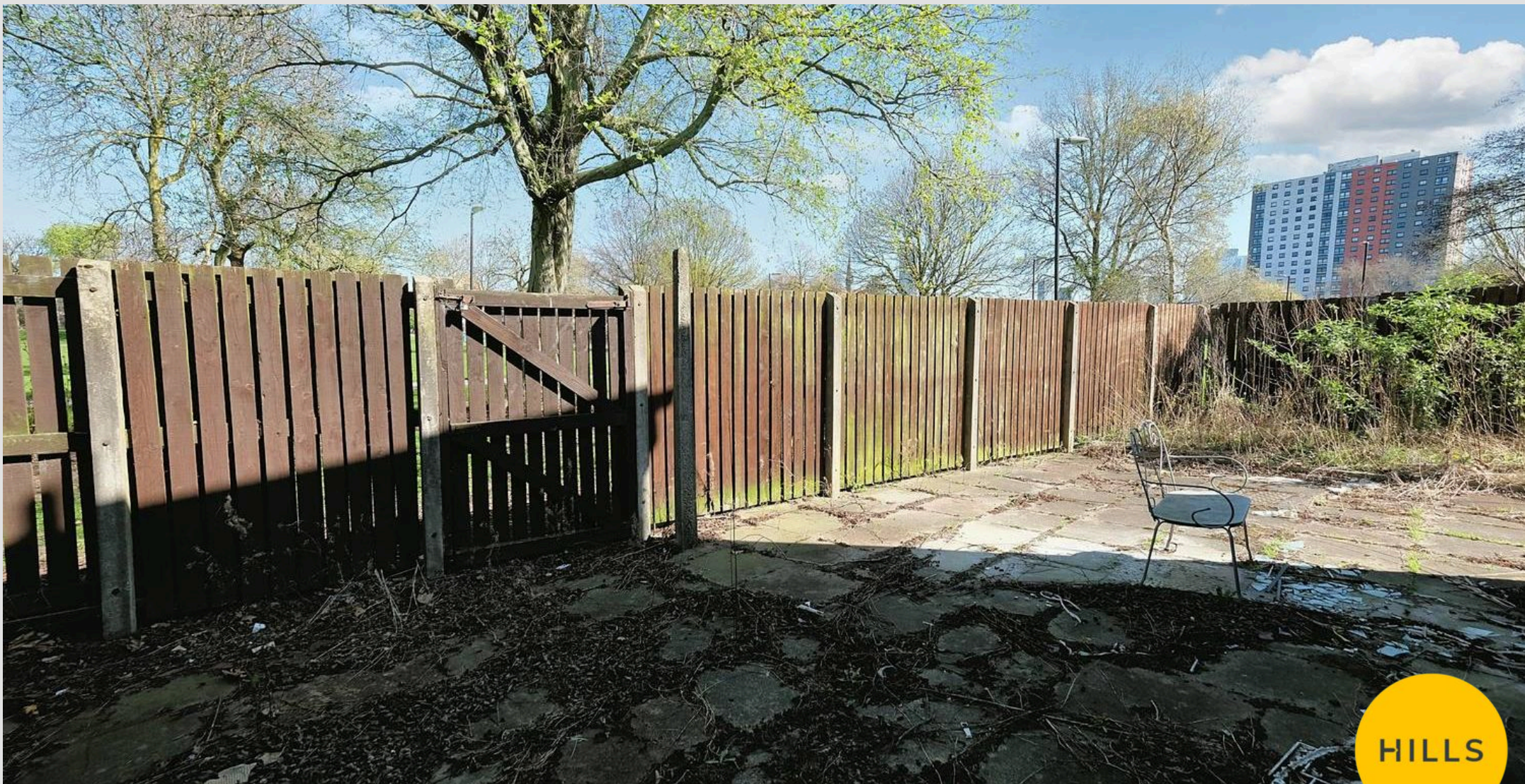




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